

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
May 20, 2008**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.
2. Roll Call.

**PRESENT:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins,  
Martinez, R. Valadez, Gray

**ABSENT:** Myers, Wright

3. Director's Report.

**1:00 PM – Public Hearing**

Chairman Sherrill stated following zoning cases have been postponed as per the applicant's request, Z2008128 CD, Z2008143 and Z2008155. Also, Zoning Case No. Z2008152 has been withdrawn as per the applicant's request.

**CONSENT ZONING**

Commissioner Gadberry made a motion to approve the following rezoning cases being that staff recommendations were for approval. Additionally, no citizens had signed to speak in opposition on the said cases: items 12, 14, 18, 20 and 21. The motion was seconded by Commissioner Robbins.

4. **ZONING CASE NUMBER Z2008151 CD (Council District 1):** The request of V & E Management Corp., Applicant, for Rosa M Porter c/s Leticia T Leon, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "R-4" CD (CD-Non-Commercial Parking Lot) Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot on Lot 15, Block 62, NCB 7217, 919 Fresno. Staff recommends approval with conditions.

This case was approved by consent.

Staff stated there were 31 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor. Staff mailed 30 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Martinez, R.**

**Valadez, Gray**

**NAY: None**

**THE MOTION CARRIED**

**5. ZONING CASE NUMBER Z2008159 CD (Council District 1):** The request of Klingmann/Scruggs, LLC, Applicant, for Klingmann/Scruggs, LLC, Owner(s), for a change in zoning from "RM-4" NCD-1 Residential Mixed, South Presa/South St. Mary's Streets Neighborhood Conservation District to "RM-4" NCD-1 (CD-Multi-Family Dwellings) Residential Mixed, South Presa/ South St. Mary's Streets Neighborhood Conservation District with a Conditional Use for Multi-Family Dwellings not exceeding 11 units per acre or a total of two units on Lot 19, NCB 3078, 112 Biering Avenue. Staff recommends approval.

This case was approved by consent.

Staff stated there were 37 notices mailed out to the surrounding property owners, 4 returned in opposition and 0 returned in favor. Staff mailed 12 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Martinez, R.**

**Valadez, Gray**

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2008153 (Council District 6):** The request of Sanjay Kumar, Applicant, for Sanjay Kumar and Nishi Thakur, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "O-1" Office District on Lot 1, Block 2, NCB 17637, 5848 Rogers Road. Staff recommends approval.

This case was approved by consent.

Staff stated there were 13 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and no response from Mountain View Acres Neighborhood Coalition.

**COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Martinez, R. Valadez, Gray**

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2008161 (Council District 6):** The request of Vincent Menetti, Applicant, for Victor C. Ortiz, Owner(s), for a change in zoning from "C-2" Commercial District and "RM-4" Residential Mixed District to "C-2" Commercial District on 1.761 Acre Out of NCB 8991, 2503 and 2511 Castroville Road. Staff recommends approval.

This case was approved by consent

Vincent Menetti, applicant, stated he is agreeable to a "C-2NA".

Staff stated there were 26 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Community Workers Council and Los Jardines are in favor.

**COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Martinez, R. Valadez, Gray**

**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2008157 (Council District 3):** The request of Kaufman & Associates, Inc., Applicant, for WE-Roosevelt, L. P., Owner(s), for a change in zoning from "I-1" General Industrial District, "C-3NA" General Commercial District, Nonalcoholic Sales, "C-3R" General Commercial District, Restrictive Alcoholic Sales, "R-4" Residential Single-Family District and "MH" Manufactured Housing District to "C-3" General Commercial District on 84.335 acres out of NCB 11156, 4905, 4907, 5019, 5307, 5319 and 5343 Roosevelt Avenue, 1115 Herbst Lane and 11615 Southeast Loop 410. Staff recommends approval.

This case was approved by consent.

Staff stated there were 37 notices mailed out to the surrounding property owners, 0 returned in opposition and 15 returned in favor.

## COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval.

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Martinez, R. Valadez, Gray

**NAY:** None

## THE MOTION CARRIED

## INDIVIDUAL CONSIDERATION:

9. **ZONING CASE NUMBER Z2008140 (Council District 1):** The request of H. Glenn Huddleston, Applicant, for H. Glenn Huddleston, Owner(s), for a change in zoning from "I-1" RIO-2 General Industrial River Improvement Overlay District-2 to "D" RIO-2 Downtown River Improvement Overlay District-2 on Lot A1, the south 15.5 feet of Lot 1 and Lot 2, Lot 3, the south 184 feet of Lot 4 and the southeast 107.3 feet of Lot 5, Block 1, NCB 448, 502 Brooklyn Avenue, 703, 705, 709, and 723 Avenue B. Staff recommends denial.

Harper Huddleston, applicant, proposing a mix of commercial and residential development.

### **The following citizen(s) appeared to speak:**

George Geis, spoke in favor.

William Ochse, spoke in favor.

Billy Southwell, spoke in favor.

Scott Rode, spoke in favor.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 32 notices to the Planning Team.

## COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner Martinez to recommend approval.

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Martinez, R. Valadez, Gray

**NAY:** None

## THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2008146 (Council District 9):** The request of Kaufman & Associates, Inc., Applicant, for Puget of Texas, Inc., Owner(s), for a change in zoning from "C-2" Commercial District to "C-3" General Commercial District on Lot 4, Block 1, NCB 11893, 902 Northeast Loop 410. Staff recommends approval.

Lucy Peveto, applicant, proposing commercial development including a hotel.

**The following citizen(s) appeared to speak:**

Walter Thorman, spoke in opposition.

William Schiller, spoke in opposition.

Tamer Morsey, spoke in opposition.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Oak Park Northwood Neighborhood Association is in opposition.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Martinez to find consistent with the neighborhood plan.

(A verbal vote was taken)

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Martinez, R. Valadez, Gray

**NAYS:** None

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Martinez to recommend approval.

**AYES:** Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Martinez, R. Valadez, Gray  
**NAY:** Sherrill

**THE MOTION CARRIED**

11. **ZONING CASE NUMBER Z2008142 S (Council District 3):** The request of Julia P. Castaneda and Fernando Islas, Applicant, for Julia P. Castaneda and Fernando Islas, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "R-6" S Residential Single-Family District with a Specific Use Authorization for Licensed Child Care on Lot 7, NCB 8586, 410 Rayburn Drive. Staff recommends approval with conditions.

Andy Guerrero, representative, proposing a childcare facility.

Staff stated there were 21 notices mailed out to the surrounding property owners, 3 returned in opposition and 2 returned in favor. Staff mailed 22 notices to the Planning Team.

#### **COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner J. Valadez to recommend denial.

**AYES:** Sherrill, J. Valadez, Gadberry, Hawkins, R. Valadez, Gray

**NAY:** Westheimer

**ABSTAIN:** Robbins

#### **THE MOTION CARRIED**

12. **ZONING CASE NUMBER Z2008158 (Council District 9):** The request of Kaufman & Associates, Inc., Applicant, for Koontz/McCombs 1, Ltd., Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "MF-50" Multi-Family District on 3.223 acres out of NCB 7015, 647 East Hildebrand Avenue. Staff recommends approval contingent on Plan Amendment.

Lucy Peveto, representative, requesting a two week continuance.

Staff stated there were 58 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

#### **COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Robbins to recommend a continuance until June 3, 2008.

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Martinez, R. Valadez, Gray

**NAY:** None

#### **THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2008150 (Council District 2):** The request of S. A. Custom Homes (Michael Rodriguez), Applicant, for S. A. Custom Homes, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "MF-25" Multi-Family District on Lots 41, 42, 43 and 44, NCB 10319, 2526, 2530, 2534 and 2538 Pecan Valley Drive. Staff recommends approval.

Mike Rodriguez, applicant, proposing to develop duplexes. He stated his is agreeable to a continuance.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Sunny Slope – Pasadena Heights Neighborhood Association.

#### **COMMISSION ACTION**

The motion was made by Commissioner Hawkins and seconded by Commissioner Westheimer to recommend a continuance until June 3, 2008.

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Martinez, R.  
Valadez, Gray

**NAY:** None

#### **THE MOTION CARRIED**

**14. ZONING CASE NUMBER Z2008156 (Council District 2):** The request of Corina Uribe, Applicant, for Corina Uribe, Owner(s), for a change in zoning from "C-2" Commercial District and "C-1" Light Commercial District to "C-3" General Commercial District on 1.904 acres out of NCB 15805, Midblock on Castle Cross, bound by Castle Hunt Drive to the north and Rittiman Road to the south. Staff recommends denial.

Corina Uribe, owner, stated she would like to request a continuance.

Staff stated there were 25 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response East Village Neighborhood Association.

#### **COMMISSION ACTION**

The motion was made by Commissioner Martinez and seconded by Commissioner Hawkins to recommend a continuance until June 3, 2008.

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Martinez, R.  
Valadez, Gray

**NAY:** None

#### **THE MOTION CARRIED**

15. Approval of May 6, 2008 Minutes.

(A verbal vote was taken)

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Martinez**

**NAY: None**

**ABSTAIN: Hawkins, R. Valadez, Gray**

16. Discussion and Consideration to reschedule July 1, 2008 Zoning Commission Meeting.

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Hawkins to reschedule July 1, 2008 Zoning Commission Meeting.

(A verbal vote was taken)

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Martinez, R. Valadez, Gray**

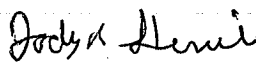
**NAY: None**

**THE MOTION CARRIED**

17. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 2:27 p.m.

APPROVED:

  
Jody R. Sherrill, Chair

ATTEST:

  
Executive Secretary